

BOOK 243 PAGE 534

NORTH CAROLINA

GRANVILLE COUNTY

AMENDED RESTRICTIVE COVENANTS

KNOW ALL MEN BY THESE PRESENTS, that E. Brent Meadows and wife, Helen M. Meadows, Maurice J. Peebles and wife, Frances S. Peebles and Brenda Meadows Davies and husband, Christopher T. Davies hereby amend those certain Restrictive Covenants of record in Deed Book 194, Page 295, Granville County Registry.

Whereas, E. Brent Meadows and wife, Helen M. Meadows, did on the 9th day of June 1972 execute a certain set of Restrictive Covenants, said Restrictive Covenants being of record in Deed Book 194, Page 295, Granville County Registry applying to that certain tract or parcel of land containing approximately 13.75 acres and described by metes and bounds in the said Restrictive Covenants; and

Whereas, the said tract described in the Restrictive Covenants has been subdivided, said subdivision being known as Brentwood Estates, a plat of said subdivision being of record in Map Book 5, Page 23, Granville County Registry; and

Whereas, Maurice J. Peebles and wife Frances S. Peebles purchased a lot or lots in said subdivision by Deed of record in Deed Book 194, Page 410, and Deed Book 200, Page 7, Granville County Registry; and

Whereas, Brenda Meadows Davies acquired a lot or lots in said subdivision by Deed of record in Deed Book 194, Page 300, Granville County Registry.

Whereas, E. Brent Meadows and wife Helen M. Meadows, Maurice J. Peebles and wife Frances S. Peebles and Brenda Meadows Davies and husband, Christopher T. Davies are the only owners of those lands made subject to those certain Restrictive Covenants of record in Deed Book 194, Page 295; and

Whereas, all the said owners of the said lands desire to amend the said Restrictive Covenants of record in Deed Book 194, Page 295.

NOW, THEREFORE, E. Brent Meadows and wife Helen M. Meadows, Maurice J. Peebles and wife Frances S. Peebles and Brenda Meadows Davies and husband, Christopher T. Davies do hereby covenant and agree to and with all persons, firms and corporations which may hereafter purchase, acquire or lease any lot or parcel of land in the property described in those certain Restrictive Covenants of record in Deed Book 194, Page 295, Granville County Registry, that the said Restrictive Covenants shall be amended as hereafter stated. Further, that the following amendments to the said Restrictive Covenants shall be applicable to said property during the term set forth in the said Restrictive Covenants.

NOW, THEREFORE, the said Restrictive Covenants of record in Deed Book 194, Page 295, Granville County Registry are hereby amended as follows:

Paragraph 2 of the said Restrictive Covenants of record in Deed Book 194, Page 295, Granville County Registry is hereby amended to read as follows:

"2. No lot shall be used except for residential purposes. No buildings shall be erected, altered, placed or permitted to remain on any lot other than one single family residence and its customary accessory buildings and uses, said accessory buildings to consist of a detached garage constructed in the style of and with materials similar to the primary residential structure constructed on the said lot. No duplex, houses, apartments, commercial or industrial buildings shall be constructed within the area. This shall not be interpreted to preclude the provision of servant's quarters or rooms incidental to residents and garage structure nor does it preclude the inclusion of two or three rooms for rent or one small light housekeeping apartment within the residential structures."

Paragraph 4 of the said Restrictive Covenants of record in Deed Book 194, Page 295, Granville County Registry is hereby amended to read as follows:

"4. No single family dwelling shall be built, erected, altered or used unless the main body of the structure, exclusive of garages, porches, breeze-ways, stoops and terraces shall contain at least 1,500 square feet of floor face in the main body of the house if the structure is a one-story building or at least 1,600 square feet of floor space in the main body of the house if the structure is a two-story building, exclusive of basements, garages, porches, breeze-ways, stoops and terraces. Said measurements to be measured from outside wall lines."

Paragraph 10 of the Restrictive Covenants of record in Deed Book 194, Page 295, Granville County Registry is hereby eliminated and deleted.

Paragraph 11 of the Restrictive Covenants of record in Deed Book 194, Page 295, Granville County Registry is hereby eliminated and deleted.

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IN TESTIMONY WHEREOF, E. Brent Meadows and wife Helen M. Meadows, Maurice J. Peebles and wife Frances S. Peebles and Brenda Meadows Davies and husband, Christopher T. Davies have executed these amendments to those certain Restrictive Covenants of record in Deed Book 194, Page 295, Granville County Registry.

This the 18th day of August, 1983.

E. Brent Meadows (SEAL)
E. Brent Meadows

Helen M. Meadows (SEAL)
Helen M. Meadows

Maurice J. Peebles (SEAL)
Maurice J. Peebles

Frances S. Peebles (SEAL)
Frances S. Peebles

Brenda Meadows Davies (SEAL)
Brenda Meadows Davies

Christopher T. Davies (SEAL)
Christopher T. Davies

NORTH CAROLINA
GRANVILLE COUNTY

I, Hazel R. Curran, a Notary Public in the state of North Carolina, do hereby certify that E. Brent Meadows and wife Helen M. Meadows, personally appeared before me this day and acknowledged the due execution by them of the foregoing instrument.

Witness my hand and notarial seal, this the 18th day of August, 1983.



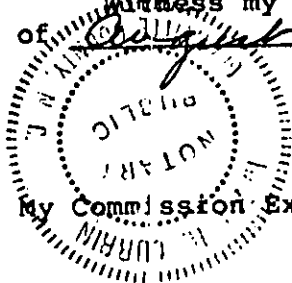
Hazel R. Curran
Notary Public

My Commission Expires: Feb 22 1985

NORTH CAROLINA
GRANVILLE COUNTY

I, Hazel R. Curran, a Notary Public in the state of North Carolina, do hereby certify that Maurice J. Peebles and wife Frances S. Peebles, personally appeared before me this day and acknowledged the due execution by them of the foregoing instrument.

Witness my hand and notarial seal, this the 20th day of August, 1983.



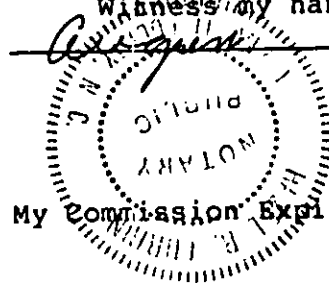
Hazel R. Currin
Notary Public

My Commission Expires: Feb 22, 1985

NORTH CAROLINA
GRANVILLE COUNTY

I, Hazel R. Currin, a Notary Public in the state and county aforesaid, do hereby certify that Brenda Meadows Davies and Husband Christopher T. Davies, personally appeared before me this day and acknowledged the due execution by them of the foregoing instrument.

Witness my hand and notarial seal, this the 18th day of August, 1983.



Hazel R. Currin
Notary Public

My Commission Expires: Feb 22, 1985

NORTH CAROLINA
GRANVILLE COUNTY

The foregoing certificates of Hazel R. Currin, a Notary Public of Granville County, N.C.

are certified to be correct.

This instrument was presented for registration this day and hour and duly recorded in the Office of the Register of Deeds of Granville County, North Carolina in Book 243, Page 534

This 22nd day of August, 1983 at 10:35 o'clock A..m.

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Harold O. Mann
Register of Deeds